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RECEIPT NUMBER:
 48 — 02/14/2023 — 019
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF VALLEJO	LEAD AGENCY EMAIL	DATE 02/14/2023
COUNTY/STATE AGENCY OF FILING Solano	DOCUMENT NUMBER 02142023-019	

PROJECT TITLE

DUTCH BROS - RESTAURANT WITH DUAL DRIVE-THROUGH

PROJECT APPLICANT NAME RUSS ORSI	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 648-8604
PROJECT APPLICANT ADDRESS 555 SANTA CLARA STREET	CITY VALLEJO	STATE CA
		ZIP CODE 94590

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,839.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,764.00 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,305.25 | \$ | 0.00 |

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | | |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | 0.00 |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE AIMEE JOHNSON, DEPUTY
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Check Number: 203271
 Receipt Number: 1066595

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): City of Vallejo
555 Santa Clara Street, Vallejo, CA 94590

County Clerk
County of: Solano
675 Texas Street
Fairfield, CA 94533

(Address)

FILED

FEB 14 2023

Project Title: Dutch Bros - Restaurant with Dual Drive-through

Project Applicant: Russ Orsi

Bill Emlen, Clerk of the
Board of Supervisors of
the County of Solano,
State of California
Deputy *Aimee Johnson*

Project Location - Specific:
1598 Fairgrounds Drive (APN:0068-171-160)

Project Location - City: Vallejo Project Location - County: Solano

Description of Nature, Purpose and Beneficiaries of Project:
The project consists of the demolition of a 3,683 square-foot commercial building and construct a new 950 square-foot restaurant with a drive-through for Dutch Bros. The project includes site improvements for a two-lane drive through, new surface parking, a trash enclosure and new landscaping.

Name of Public Agency Approving Project: City of Vallejo

Name of Person or Agency Carrying Out Project: Russ Orsi

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Common Sense Exemption (Section 15061)
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:
The project is exempt pursuant to CEQA Guidelines, Section 15061 (B)(3) ("Common Sense Exemption) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and further, pursuant to Guidelines, Section 15302 (Class 2: "Replacement or Reconstruction") because the project consists of replacing an existing commercial building.

Lead Agency *[Signature]*
Contact Person: _____ Area Code/Telephone/Extension: (707) 648-8604

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Document Posted From
02-14-2023 to _____

Deputy Clerk of the Board

CITY OF VALLEJO PLANNING COMMISSION

RESOLUTION NO. PC 23-01

A RESOLUTION APPROVING MAJOR USE PERMIT (UP22-0006), DEVELOPMENT REVIEW (DVR22-0016), DESIGN REVIEW (DR22-0016), LANDSCAPE REVIEW (LR22-0005), AND ZONING COMPLIANCE (ZC22-0035) FOR A NEW 950 SQUARE-FOOT RESTAURANT WITH A DUAL DRIVE-THROUGH AT 1598 FAIRGROUNDS DRIVE (APN:0068-171-160)

I. GENERAL FINDINGS

WHEREAS, on August 29, 2017, the City Council adopted General Plan 2040; and

WHEREAS, the property has a General Plan 2040 land use designation of Retail/Entertainment; and

WHEREAS, on July 22, 2021, the City Council adopted Zoning Code and Zoning Map; and

WHEREAS, the property is located in the Regional Commercial Zoning District; and

WHEREAS, on May 2, 2022, Russ Orsi submitted an application seeking a Major Use Permit, Development Review, Design Review, Landscape Review, and Zoning Compliance for new 950 square-foot restaurant with a drive-through ("Project") located at 1598 Fairgrounds Drive; and

WHEREAS, on April 19, 2022, the application was determined to be complete for processing; and

WHEREAS, on February 6, 2023, the City of Vallejo Planning Commission, after giving all public notices required by State law and the City of Vallejo Municipal Code, conducted a duly noticed public hearing; and

WHEREAS, the Planning Commission considered testimony and evidence, both written and oral, provided at the public hearing, as well as other documents contained in the record of proceedings relating to the Project, which are maintained in the offices of the City of Vallejo Planning Division; and

WHEREAS, based on evidence received in the staff report and at the public hearing, the Planning Commission makes the following factual findings:

II. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING

Following a review of the project, staff has determined that it is exempt from the requirements of the California Environmental Quality Act (CEQA). Under CEQA, the State has identified classes of projects which have been determined to not have a significant impact on the environment and are therefore exempt from the requirements of CEQA.

The project is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15061 (B)(3) ("Common Sense Exemption) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and further, pursuant to Guidelines, Section 15302 (Class 2: "Replacement or Reconstruction") because the project consists of replacing an existing commercial structure with a smaller commercial structure of the purpose and therefore, no further environmental review is required.

III. FINDINGS RELEVANT TO THE APPROVAL OF THE MAJOR USE PERMIT (VMC Section 16.606.03)

- A. The proposed use is conditionally allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning Code and all other titles of the Vallejo Municipal Code.**

The proposed project is located on a property zoned Regional Commercial (RC). Vallejo Municipal Code Table 16.301-A: Land Use Regulations, requires a Major Use Permit for a restaurant with a drive-through. The project is consistent with the applicable development standards outlined in Title 16 of the Vallejo Municipal Code (VMC), as proposed and conditioned.

- B. The proposed use is consistent with the general plan and any applicable specific plan or planned development and any other applicable plans.**

The project site is designated as Retail/Entertainment (RE) on the General Plan Land Use Map. The General Plan 2040 RE designation provides for general retail, services, and entertainment for local residents as well as consumers and visitors from the wider region. As proposed, the project is consistent with the RE General Plan land use designation in that the proposed project is the establishment of a restaurant with a dual drive-through lanes with site improvements on underutilized site that will serve local residents, as well as consumers and visitors from the wider region. The project is also consistent with applicable General Plan 2040 policies as noted in the report.

- C. The subject parcel is physically suitable for the type of land use being proposed.**

The proposed project will demolish an existing vacant building and construct a new restaurant with a dual drive-through lanes with site improvements on underutilized site. The subject parcel is physically suitable for the re-establishment of a restaurant with a drive-through, in that it allows ample room for the structures, required parking and landscaping. Further the TIS has demonstrated that the location of the site and layout of the drive-through in relation to the street will not create negative impacts on the surrounding properties.

- D. The proposed use is compatible with existing and permissible land uses within the zoning district and the general area in which the proposed use is to be located which may include but not be limited to size, intensity, hours of operation, number of employees, or the nature of the operation.**

The proposed project is compatible with existing and permissible land uses within the zoning district because it will reactive an underutilized site with a restaurant with a dual drive-through lanes with site improvements. The proposed use plans on operating between the hours of 5 a.m. to 11 p.m., seven days a week. Conditions of approval have been added to address vehicle queuing during special events and possible noise impacts on adjacent residential uses.

- E. The physical location or placement of the use on the site is compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.**

The physical location of the proposed project on an underutilized site will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood. Conditions of approval have been added to address vehicle queuing during special events and possible noise impacts on adjacent residential uses.

- F. The proposed use and related project features will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding ambient conditions and would not otherwise be detrimental to the public interest, health, safety, or general welfare.**

As proposed, the restaurant with dual drive-throughs will incorporate landscaping at a height of 36-inches to prevent headlight glare and direct visibility of vehicles from adjacent streets and parking lots. The proposed drive-through lanes are placed along the south property lane, then along the west property line and next to the building will ensure vehicles waiting for service will not interfere with the public right-of-way or the circulation of the site. Conditions of approval have been added to address vehicle queuing during special events and possible noise impacts on adjacent residential uses. As proposed and conditioned, the use will not be detrimental to the public interest, health, safety, or general welfare.

- G. The project has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this chapter.**

Following a review of the project, staff has determined that it is exempt from the requirements of the California Environmental Quality Act (CEQA). Under CEQA, the State has identified classes of projects which have been determined to not have a significant impact on the environment and are therefore exempt from the requirements of CEQA.

The project is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15061 (B)(3) ("Common Sense Exemption) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and further, pursuant to Guidelines, Section 15302 (Class 2: "Replacement or Reconstruction") because the project consists of replacing an existing commercial structure with a smaller commercial structure of the purpose and therefore, no further environmental review is required.

IV. FINDINGS RELEVANT TO THE APPROVAL OF THE DESIGN REVIEW (VMC Section 16.604.03 (B))

- A. Is consistent with the purposes of this chapter, the design policies of the general plan and any applicable specific plan, any adopted applicable design guidelines.**

Purposes of the Chapter

- 1. Establish regulations for an objective process that applies urban design principles to ensure that new construction supports the best of the city's architectural traditions.**

As proposed, the project meets the objective design standards called out in VMC Chapter 16.204 – Commercial Districts, as discussed in detail below.

- 2. Encourage new structures that show creativity and imagination, add distinction, interest, and variety to the community, and are environmentally sustainable.**

The proposed project will create new interest to local residents and consumers and visitors from the wider region and will reactivate an underutilized site. The proposed building is visually interesting and will be constructed with a variety of high-quality building materials and painted with simple, bold colors. Vertical and horizontal façade breaks, building massing, and modulation have all been incorporated into the design of the building will create distinction in the established neighborhood.

- 3. Promote architectural and design excellence in new construction and discourage poor quality development.**

The proposed building will be comprised of vertical and horizontal metal siding with stacked CMU stone on the north, south and west elevations. The metal siding will be painted a blue color (DB Blue), dark gray (DB Gray Dark) and light Gray (DB Gray Light) and charcoal color for the stacked CMU stone. The proposed trash enclosure will be visually consistent with the main building, such as charcoal CMU block, dark gray (DB Grey Dark) for the gates and blue (DB Blue) for the roof, gate frames and posts. Overall, the project uses high-quality, long-lasting material resulting in a quality development.

- 4. Ensure that future development should:**
 - a. Reflect the values of the community.**
 - b. Enhance the surrounding environment.**
 - c. Visually harmonize with its surroundings and not unnecessarily obstruct scenic views; and**
 - d. Avoid nostalgic misrepresentations that may confuse the relationships among structures over time.**

The project reflects the promotion of infill development that targets vacant and underutilized sites, which is a policy identified in the General Plan. The new project will enhance the surround environment by reactivating an underutilized site. Due to its location, the project will not obstruct scenic views and due to its nature and design, nor will it confuse the relationships among structures over time.

- 5. Ensure that decisions on housing development projects are based on objective design standards as required by the State Housing Accountability Act (Government Code Section 65589.5).**

Not applicable; proposed project is not a housing project.

- 6. Provide for new landscaping to create a visually pleasing setting for structures on the site.**

A total of 8,872 square feet of new landscaping will be installed throughout the site. Along the north and west property line, a total of 12 street trees, shrubs and ground cover will be planted to enhance the public realm. Additionally, a total of four trees, shrubs and ground cover will be planted around the proposed trash enclosure and off-street parking spaces to screen the parking lot from the public right of way. A seven-foot-wide landscape buffer will be planted along the east property line that is adjacent to the residential zoned district. The new landscaping will create a visually pleasing settling for structures on the site.

7. **Promote the protection and retention of landmark, native, and specimen trees and if feasible mature canopy trees and other significant landscaping of aesthetic and environmental value.**

Not applicable; existing mature tree will be integrated with the proposed new landscaping.

8. **Ensure that the design, quality, and location of signs are consistent with the character and scale of the structures to which they are attached and are visually harmonious with surrounding development.**

New signage proposed as part of the project is integrated and consistent with the character and scale of the structures. New signage installed throughout the site is visually harmonious with the proposed development.

9. **Promote the conservation, enhancement, preservation, and protection of historic resources.**

Not applicable; there are no historic resources near this project's location.

Design policies of the General Plan

The project site is designated as Retail/Entertainment (RE) on the General Plan Land Use Map. The General Plan 2040 RE designation provides for general retail, services, and entertainment for local residents as well as consumers and visitors from the wider region. As proposed, the project is consistent with the RE General Plan land use designation in that the proposed project is the establishment of a restaurant with a dual drive-through lanes with site improvements on underutilized site that will serve local residents, as well as consumers and visitors from the wider region. The project is also consistent with applicable General Plan 2040 policies.

Adopted applicable design guidelines

The subject site is not within an adopted specific plan and design guidelines have not been adopted for this location.

- B. Is consistent with any planning or zoning approvals by the director or the planning commission.**

Staff finds that the project is consistent with the RC zoning district in that it is a proposal of a new restaurant with dual drive-through lanes that as conditioned and proposed meets all appropriate development standards of the Vallejo Municipal Code. The final authority of this action is the Planning Commission.

- C. Complies with any other relevant city policies or regulations.**

The project as proposed complies with VMC Chapter 16.316 – Drive-in and Drive-Through Facilities, as the project has been designed to meet the requirements and beautify an underutilized site.

- D. Meets the following criteria:**

- a. **The aesthetic design, including its exterior design and landscaping, is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community.**

The overall design and landscaping of the project is appropriate to the function of the project and will provide an attractive and comfortable environment for visitors and the general community. The proposed project will activate and beautify an underutilized site with a new project and landscaping.

- b. Project details, colors, materials, and landscaping are fully integrated with one another and used in a manner that is visually consistent with the proposed architectural design.**

The proposed building will be comprised of vertical and horizontal metal siding with stacked CMU stone on the north, south and west elevations. The metal siding will be painted a blue color (DB Blue), dark gray (DB Gray Dark) and light Gray (DB Gray Light) and charcoal color for the stacked CMU stone. The proposed trash enclosure will be visually consistent with the main building, such as charcoal CMU block, dark gray (DB Grey Dark) for the gates and blue (DB Blue) for the roof, gate frames and posts. The project details, colors, materials, and landscaping are integrated with one and another that create a visually consistent proposal.

- c. The project has been designed with consideration of neighboring development.**

The project has been designed with consideration of existing neighboring development in that the building has been placed 64.5 feet from the adjacent residential uses to the east; bringing the building closer to Fairgrounds Drive and Gateway Drive. An existing six-foot wall is located between the adjacent residential uses and the parking lot of the proposed project, as well as a 7-foot landscape buffer. Additionally, all lighting on the site will be properly screened and will be directed to point to the ground. Finally, conditions of approval have been added to address vehicle queuing during special events and possible noise impacts on adjacent residential uses.

- d. The project contributes to the creation of an attractive and visually interesting built environment that includes well-articulated structures that present varied building facades, rooflines, and building heights and encourages increased pedestrian activity and transit use.**

The proposed building is visually interesting and will be constructed with a variety of high-quality building materials and painted with simple, bold colors. Vertical and horizontal façade breaks, building massing, and modulation have all been incorporated into the design of the building. Canopy awnings are provided over all entrances and service doors, including a large 300-square-foot canopy over the customer walk-up service window providing weather protection. The building features modulation with a tower element, wall articulation, and materials that are aesthetically pleasing and compatible with other newer developments in the community. Colorful and visually interesting wall signs depicting the Dutch Bros Coffee logos will be installed on all sides of the building.

- e. Street frontages are attractive and interesting for pedestrians, address the street and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.**

The proposed project of a new restaurant with dual drive-through lanes with frontage and site improvements on an underutilized site will create an attractive street presence for pedestrians and passing motorists. The glazing provided along

the north and west elevations will allow a view of the street by the people inside the building.

- f. The proposed design is compatible with the historical or visual character of any area recognized by the city as having such character.**

Not applicable; subject site is not within the Saint Vincent's Historic District or the Architectural Heritage District.

- g. The aesthetic design preserves significant public views and vistas from public streets and open spaces and enhances them by providing areas for pedestrian activity.**

The project has been designed to preserve the public views from the public streets and will enhance them by providing areas for pedestrian activity such as the 300 square-foot covered outdoor seating area.

- h. The proposed landscaping plan is suitable for the type of project and will improve the appearance of the community by enhancing the building, minimizing hardscape, and softening walls; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with Vallejo's climate.**

- i. The proposed landscaping includes trees, shrubs and ground covering has been designed to improve the appearance of an underutilized site and minimize hardscape. The landscaping incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with City of Vallejo's climate.*

- j. The project has been designed to be energy efficient including, but not limited to, landscape design and green or eco-friendly design and materials.**

As required by the California Building Code, the project has been designed to be energy efficient, for example LED lighting that is properly shield will be installed throughout the site and providing EV charging stations. The proposed landscaping has been designed to incorporate plant materials that are drought tolerant consistent with the California Water Efficient Landscaping Standards.

- k. The project design protects and integrates natural features including creeks, open space, significant vegetation, and geologic features.**

Not applicable; no natural features including creeks, open space, significant vegetation, and geologic features are on the subject site.

V. FINDINGS RELEVANT TO THE APPROVAL OF THE DEVELOPMENT REVIEW (VMC Section 16.605.03)

- A. Complies with all applicable specific standards and criteria of this Zoning Code.**

The proposed project is located on a property zoned Regional Commercial (RC). The project is the construction of a new restaurant with dual drive-through lanes with site improvements on underutilized site that will provide restaurant services for residents as well as consumers and visitors from the region. The project, as proposed and conditioned, is consistent with the applicable development standards outlined in Title 16 of the Vallejo Municipal Code as noted in the report.

B. Is consistent with the general plan and any applicable approved specific plan or planned development.

The project site is designated as Retail/Entertainment (RE) on the General Plan Land Use Map. The General Plan 2040 RE designation provides for general retail, services, and entertainment for local residents as well as consumers and visitors from the wider region. As proposed, the project is consistent with the RE General Plan land use designation in that the proposed project is the establishment of a restaurant with a dual drive-through lanes with site improvements on underutilized site that will serve local residents, as well as consumers and visitors from the wider region. The project is also consistent with applicable General Plan 2040 policies as noted in the report.

C. Complies with any design conditions, standards, or requirements imposed by a discretionary approval including but not limited to a major or minor use permit, variance, specific plan, planned development, or tentative map applicable to the project or the location where it is proposed.

The existing non-conforming use has ceased activity for a continuous period of over twelve months and is therefore considered to be abandoned. The new development shall comply with the approved design and conditions of approval imposed by the attached Resolution.

D. Is in substantial compliance with any applicable adopted design guidelines.

The Project is not subject to any applicable adopted design guidelines, other than the general design guidelines, below..

E. Will serve to achieve groupings of structures that are well related one to another and which, taken together, will result in a well-composed urban design, with consideration given to site, height, arrangement, texture, material, color and appurtenances, the relation of these factors to other structures in the immediate area, and the relation of the development to the total setting as seen from key points in the surrounding area; only elements of design which have some significant relationship to outside appearance shall be considered.

The proposed project consists of the establishment of a restaurant with dual drive-through lanes and site improvements, such as new landscaping, new trash enclosure and a mixture of metal siding and stacked CMU, will result in a well-composed urban design. The overall building height and massing is consistent with buildings in the immediate area. The new development will activate an underutilized site and will complement the existing uses in the immediate area.

F. Will be of a quality and demonstrates thoughtful site planning that will serve to protect the value of private and public investments in the area.

The proposed project demonstrates thoughtful site planning in that it meets all the development standards required in the subject location and will serve to protect the value of the private and public investments.

G. That the project has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this chapter.

As noted above, the project is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15061 (B)(3) ("Common Sense Exemption) because it can be

seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and further, pursuant to Guidelines, Section 15302 (Class 2: "Replacement or Reconstruction") because the project consists of replacing an existing commercial structure with a smaller commercial structure of the purpose and therefore, no further environmental review is required.

VI. FINDINGS RELEVANT TO THE APPROVAL OF THE ZONING COMPLIANCE (VMC Section 16.509.02(D))

- A. The proposed signs do not exceed the standards of this chapter and are of the minimum size and height necessary to enable motorists and pedestrians to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site.**

The proposed signage is consistent with the Sign Standards located in VMC Table 16.509-B. The Standards allow for maximum sign area per business/tenant of 1 sf. for each linear foot of store frontage, plus 0.5 square foot for each foot of secondary footage, with at least 10 sf. and no more than 100 sf. allowed. The new building has a frontage of 49 linear feet and secondary frontage of 24.5 linear feet, resulting in a total area of 61.5 square feet. As proposed, a total of 50.8 square feet of new signage will be installed throughout the site. The signs will be distributed between business name, company logo, poster boards and a monument sign. The proposed signage is necessary to enable motorist and pedestrian to readily identify the facility from the front of the building.

- B. The size, location, and design of the signs are visually complementary and compatible with the scale and architectural style of the primary structures on the site, any prominent natural features on the site, and structures and prominent natural features on adjacent properties on the same street.**

With the overall sign area of 50.8 square feet of new signage will be installed throughout the site and by placing these above the store frontage and as a free-standing monument, the signs are visually complementary and compatible with the scale and architectural style of the primary structures on the site.

- C. The proposed signs are in substantial conformance with the design criteria in the any adopted city design guidelines.**

Not applicable; the city does not have adopted design guidelines.

VII. RESOLUTION APPROVING THE PROJECT AT 1598 FAIRGROUNDS

NOW, THEREFORE, LET IT BE RESOLVED that the Planning Commission hereby **APPROVES** Major Use Permit (UP22-0006), Development Review (DVR22-0016), Design Review (DR22-0016), Landscape Review (LR22-0005), And Zoning Compliance (ZC22-0035) on the above findings and subject to the Conditions of Approval attached to this Resolution.

VIII. VOTE

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 6th day of February, 2023 by the following vote to-wit:

AYES: Chair Cohen-Thompson, Vice Chair Stamps, Commissioners Bowman, Blind, and Douglass
NOES: None
ABSENT: None
ABSTAIN: None

DocuSigned by:

Peggy Cohen-Thompson

322CB5BF976241D...

PEGGY COHEN-THOMPSON, CHAIRPERSON
City of Vallejo Planning Commission

Attest:

DocuSigned by:

Margaret Kavanaugh-Lynch

1B98D67D20BB494

MARGARET KAVANAUGH-LYNCH, SECRETARY
City of Vallejo Planning Commission

Attachment 1: Conditions of Approval

CONDITIONS OF APPROVAL

**MAJOR USE PERMIT (UP22-0006)
DEVELOPMENT REVIEW (DVR22-0016
LANDSCAPE REVIEW (LR22-0005)
ZONING COMPLIANCE (ZC22-0035)
1598 FAIRGROUNDS DRIVE, VALLEJO CA, 94589
APN # 0072-021-350**

PERMIT DESCRIPTION: The project consists of the demolition of a 3,000 square-foot vacant building and constructing a new 950 square-foot restaurant with a drive-through for "Dutch Bros". The building will have an overall building height of 24 feet and will have one drive-through window and one pedestrian accessed window off Gateway Avenue. The new building will be constructed with grey stone veneer at the base of the building, light grey vertical metal siding and a blue horizontal metal horizontal siding. Additionally, site improvements will be conducted to accommodate a two-lane drive through, a new surface parking, a trash enclosure and total of 8,872 square feet of new landscaping. The applicant is proposing to operate from 5 a.m. to 11 p.m.

A. PLANNING DIVISION

Cesar Orozco | cesar.orozco@cityofvallejo.net | (707) 648-5436

Pre-Building Permit

1. Prior to building permit issuance, submit a numbered list to the Planning Division with a written response on how each condition of approval (COA) contained in this report will be satisfied. The list should be submitted to the project planner who will coordinate development of the project. The approved COA will be included in the permit set after the cover sheet with each condition listed and how the applicant will address each condition in writing.
2. Prior to building permit issuance, obtain an Administrative Permit from the Planning Division for any temporary office or construction trailer.
3. Prior to building permit issuance, the **Planning Division** shall confirm that the building permit drawings and subsequent construction substantially conform with the approved Planning application drawings.
4. Prior to the issuance of a building permit, the director may require the applicant to submit such information as proposed machinery, processes, products, or environmental impacts as may be necessary to demonstrate the ability of the proposed uses to comply with applicable performance standards. Such required information may include reports by expert consultants. Whenever an environmental impact report has been submitted and determined to be adequate under state and city guidelines, no further information shall be required. (VMC Section 16.505.02 (B))

During Construction

1. Construction activities shall be managed in compliance with the following requirements:
 - a. **Site Watering.** During the construction of a project, all portions of the site shall be watered as necessary to reduce emissions of dust and other particulate matter, and all stockpiles shall be covered.
 - b. **Maintenance.** Streets and sidewalks shall be made dirt free at the completion of construction.
 - c. **Noise.** All construction and transport equipment shall be muffled in accordance with state and federal laws.

- d. Emissions. Construction and transport equipment shall be operated so as to minimize exhaust emissions. During construction, trucks and equipment should be running only when necessary.
 - e. Hours of Operation. Grading and pile driving operations within ¼ mile of residential units shall be limited to between 8:00 am and 5:00 p.m. on weekdays to ensure compliance with the requirements for construction activity in Subsection 16.502.12.D.1., Maximum Noise Level for Temporary Construction Activity, or as otherwise restricted as part of an approval.
 - f. Water Run-off. All water run-off from construction sites shall be controlled. During construction, trucks and equipment should be running only when necessary, and shall comply with Chapter 12.41 of the Vallejo Municipal Code.
2. No person shall make, or cause to suffer, or permit to be made upon any public property, public right-of-way or private property, any excessive noise, annoying noise, amplified sound or vibrations that are physically annoying to reasonable persons of normal sensitivity or that are so harsh or so prolonged or unnatural or unusual in their use, time or place as to cause or contribute to the unnecessary and unreasonable discomfort of any persons of normal sensitivity located at the lot line of the property from which these noises emanate or that interfere with the peace and comfort of residents or their guests, or the operators or customers in places of business in the vicinity, or that may detrimentally or adversely affect such residences or places of business. (VMC Section 16.502.09 (C))
 3. Construction, demolition, and related loading/unloading activities that may generate noise shall be limited to the following: 7 a.m. and 6 p.m. in Monday- Friday, Saturday 9 am- 6 pm and Sundays and holidays not allowed. (VMC Section 16.502.09 (D))
 4. The fencing for construction sites shall not be installed until a building permit or grading permit has been issued and shall be removed prior to final inspection. In the event that the building permits expire before the construction is completed, the director may issue a temporary use permit pursuant to Chapter 16.339, Temporary Uses, to allow the fencing to remain for a longer period of time. (VMC Section 16.505.08 (B))

Pre-Operation

1. Prior to operation/final building inspection, the landscape architect shall provide a complete Certificate of Completion and Certificate of Installation According to the Landscape Documentation in accordance with VMC Chapter 16.71: Water Efficient Landscape Requirements. The documentation shall include the following:
 - a. Irrigation Scheduling (VMC Section 16.71.050)
 - b. Schedule of Landscape and Irrigation Maintenance (VMC Section 16.71.051)
 - c. Landscape Irrigation Audit Report (VMC Section 16.71.052)
 - d. Soil Management Report (VMC Section 16.71.045)
2. Prior to occupancy/final building inspection, the applicant shall install landscaping and irrigation per approved plans. The landscape architect shall verify in writing that the landscaping and irrigation have been installed in accordance with the approved landscape plans with respect to size, health, number and species of plants, and the overall design concept.
3. Prior to operation/final building inspection, new American Disabilities Act (ADA) improvements shall be installed including a new ADA compliant access path from the public right-of-way to the convenience store, as well as an ADA compliant restroom and a new ADA compliant parking stall.

Operation

1. During a special event, such as the grand opening period or at any other time when there is unusually high traffic flow, improvement measures shall be put in place. Applicant shall increase staffing levels to assist in queueing and expedite food/drink delivery. Applicant shall also coordinate these high-traffic events with the management of the adjacent Hampton Inn Hotel.
2. Hours of operation shall be between 5 a.m. to 11 p.m., Monday through Sunday. Changes to hours of operation shall be reviewed by the City of Vallejo Planning Division. All late-night business operations (before 6 a.m. and after 12 a.m.), located within three hundred feet of a residential zoning district, and commenced on or after the effective date of the Zoning Code, shall require a Major Use Permit, as prescribed in VMC Chapter 16.606. (VMC Section 16.323.02).
3. The site shall be maintained free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter, and debris from premises and on all abutting sidewalks within 100 feet of the premises. One permanent, non-flammable trash receptacle shall be installed near to the entrance/exit of the building and near the drive-through lane. (VMC Section 16.316.02 (F))

Landscaping

1. Maintenance Required. All landscaping shall be permanently maintained in a healthy and thriving condition at all times, in compliance with the approved landscape plan. Irrigation systems and their components shall be maintained in a fully functional manner consistent with the original approved design or upgraded to reflect current best practices for water efficiency. Regular maintenance shall include:
 - a. Adjusting, checking, and repairing irrigation equipment; resetting automatic controllers; aerating and de-thatching turf areas; adding/replenishing fertilizer, mulch, soil amendments; insect control; the replacement of dead or diseased plants; pruning; watering; and weeding all landscaped areas.
 - b. The trimming of vegetation as necessary to maintain the effective functioning of solar energy facilities and passive solar design features installed both on site and on adjacent properties.
 - c. The trimming of vegetation as necessary to keep pedestrian and bicycle paths clear. (VMC Section 16.504.08 (A))
2. Litter shall be removed from all landscaped areas in a timely fashion. (VMC Section 16.504.08 (B))
3. Turf areas shall be mowed on a regular basis and be kept green. Accumulation of leaves, twigs, bark, and other similar materials shall be removed on a regular basis. Planting areas shall be kept free of weeds at all times. (VMC Section 16.504.08 (C))
4. Landscaping maintenance shall include:
 - a. Pruning, cultivating, weeding, fertilizing, replacement of plants, and watering on a regular basis.
 - b. Pruning or removal of overgrown vegetation, cultivated or uncultivated, that may harbor rats, vermin, or other nuisances, or otherwise be detrimental to neighboring properties.
 - c. The removal of dead, decayed, diseased, or hazardous trees, weeds and debris that create an unsightly appearance and may be dangerous to public safety and welfare or detrimental to neighboring properties or property values. Compliance shall be by removal, replacement, or maintenance.

- d. Landscaping (trees, shrubs, ground cover, turf, etc.) which, due to accident, damage, disease, lack of maintenance, or other cause, fails to show a healthy appearance and growth, shall be replaced. Replacement plants shall conform to all standards that govern the original planting installation, approved landscaping plan, or as approved by the director. (VMC Section 16.504.08 (D))

Fences, Walls, and Screening

1. Maintenance. Fencing and walls shall be continuously maintained with no sign of rust or disrepair. Graffiti shall be removed within forty-eight hours. (VMC Section 16.505.02 (B)).
2. General Requirements. All exterior mechanical equipment, whether on a roof, on the side of a structure, or located on the ground, shall be screened from public view. Exterior mechanical equipment to be screened includes, without limitation, heating, ventilation, air conditioning, refrigeration equipment, plumbing lines, ductwork, transformers, smoke exhaust fans, water meters, backflow preventers, service entry section, back-up and emergency generators, and similar utility devices.
 - a. Screening shall be architecturally integrated into the main structure with regard to materials, color, shape, and size to appear as an integral part of the building or structure.
 - b. Equipment shall be screened on all sides, and screening materials shall be opaque.
 - c. When screening with plants, evergreen types of vegetation shall be planted and maintained. Plant material sizes and types shall be selected and installed so that, at the time of building occupancy, such plants effectively screen their respective equipment.
 - d. The use of wood expanded metal lath, and chain link for the purpose of screening is prohibited. (VMC Section 16.505.10)

Lighting

1. Lighting shall be designed, located, and installed to be directed downward or toward structures, be shielded or fully shielded, and shall be well-maintained in order to prevent glare, light trespass (unwanted light on adjacent lots and public rights-of-way), and light pollution to the maximum extent feasible. No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness, as determined by the director. (VMC Section 16.506.04 (B))
2. Timing. All outdoor lighting in non-residential zoning districts shall be turned off during daylight hours and during any hours when the building is not in use and the lighting is not required for security. Time clocks or photo-sensor systems may be required as a condition of approval of a discretionary permit. (VMC Section 16.506.04 (D))

Parking

1. In parking facilities containing twenty or more spaces serving multi-unit residential, mixed-use, commercial and hotels and motels, at least three percent of parking spaces shall be electric vehicle (EV) charging stations. Such spaces may be counted towards the parking requirements of this Zoning Code.
 - a. Size. Electric vehicle charging stations shall be the same size as other spaces, and electric vehicle charging equipment shall not reduce the size of the space.
 - b. Signage. Each electrical vehicle charging station shall be clearly marked with a sign reading "Electrical Vehicle Charging Station" and the associated California Vehicle Code restrictions, and only a vehicle that is connected for electric charging shall be allowed to park in the stalls or spaces so designated.

- c. Equipment. Electrical vehicle charging stations shall be equipped with electrical outlets, and may also be equipped with card readers, controls, connector devices and other equipment, as necessary for public use. (VMC Section 16.508.09)

Signs

1. All signs shall be installed as shown on approved project plans. Any changes to the proposed signage shall receive approval by City of Vallejo Planning Division.
2. Temporary Signs Within Commercial Zoning Districts. Temporary signs are allowed within commercial zoning districts without a sign permit for a maximum of sixty days after the opening of a new business, provided that the area of the temporary signs shall not exceed fifty percent of the total sign area allowed on the site by Section 16.509.04, General Requirements for All Signs. (VMC Section 16.509.03 (P)).
3. Moving, Flashing, Electronic/Digital and Windblown Signs. No moving, rotating, flashing, or changing of color intensity or signs with electronic/digitally created content (i.e., electronic reader board signs), and no windblown signs, such as posters, pennants, streamers, or strings of light bulbs, balloons, or other inflated objects are permitted. The only exceptions to these requirements are time and temperature devices and signs installed by a governmental agency in carrying out its responsibility to protect public health, safety, and general welfare. (VMC Section 16.509.07 (C))
4. Portable Signs. An "A" frame sign or other sign attached to a device used to allow the sign to be rolled or moved around is prohibited. Included in this category are signs larger than three square feet affixed to a vehicle intended for the purpose of business identification, directional to a business, or advertisement of a business. (VMC Section 16.509.07 (D))

General Requirements

1. A final decision on an application for any discretionary approval subject to appeal shall become effective after the expiration of ten calendar days following the date of action unless an appeal is filed. No building permit or business license shall be issued until the 11th day following the date of the action. If a different termination date is fixed at the time of granting, or if actual construction or alteration has begun under valid building permits, the ten-day period may be waived. (VMC Section 16.602.11)
2. The review authority, in the granting of any permit, may specify a time, consistent with the purposes of the use and necessary to safeguard the public safety, health and welfare, within which the proposed use must be undertaken and actively and continuously pursued. If no time period is specified, any permit granted under the Zoning Code shall automatically expire within two years of the effective date (February 6, 2025; if approved) (VMC Section 16.602.12 (A)). All Planning permits associated with this approval shall expire on February 6, 2025 unless exercised or extended.
3. If a permit is granted in conjunction with approval of new construction, issuance of a building permit shall constitute exercise of rights; provided, however, that, unless otherwise specified as a condition of project approval, the permit shall expire if:
 - i. The Building Permit expires.
 - ii. Final inspection is not completed, or certificate of occupancy issued within the time specified as a condition of project approval.
 - iii. The rights granted under the permit are not exercised within one year following the earliest to occur of the following: issuance of a certificate of occupancy; or if no certificate of occupancy is required, the last required final inspection for the new construction. (VMC Section 16.602.11 (B))

4. The Director may approve a one-year extension of any permit or approval granted for a residential or non-residential project under the Zoning Code upon receipt of a written application and fees received fifteen calendar days (January 22, 2025) before the expiration date with the required fee prior to expiration of the permit. (VMC Section 16.602.11 (C.1))
5. No change in the use or structure for which a permit or other approval has been issued is permitted unless the permit is modified as provided for in the Zoning Code. For the purpose of this chapter, the modification of a permit may include minor modification of a development review approval that is in substantial compliance as determined by the director. (VMC Section 16.602.11 (D))
6. Applications for changes to an approved permit must be filed and processed in compliance with the requirements in Section 16.602.02, Application Forms and Fees, and shall be subject to a fee established by the Master Fee Schedule.
 - a. Minor Modifications. The director may approve minor changes to approved plans that are consistent with the original findings and conditions approved by the hearing body and would not intensify any potentially detrimental effects of the project.
 - b. Major Modifications. A request for changes in conditions of approval of a discretionary permit or a change in an approved site plan or building plan that would affect the findings adopted as a basis for project approval shall be treated as a new application, except that the director may approve changes that he or she determines to be minor. (VMC Section 16.602.11 (E))
7. A request for major changes to an approved site plan or building plan that will not affect the findings adopted as a basis for project approval, but are still considered substantial, shall be forwarded to the original review authority for the discretionary permit for review and approval. Any changes to the proposed colors shall require approval by the Planning and Development Services Director. (VMC Section 16.602.11 (F))
8. For new developments, utilities including, but not limited to, all electrical, telephone, cable television, fiber-optic cable, gas, water, sewer, irrigation/recycled water, and similar distribution lines providing direct service to a project shall be installed underground within the site. This requirement may be waived by the director upon determining that underground installation is infeasible, or the electrical line is otherwise exempt from an under-grounding requirement. (VMC Section 16.501.10)
9. Within five business days after project approval, the applicant/operator shall pay the Notice of Exemption filing fee (the latest fees in effect at the time of payment) for County Clerk processing, made payable to Solano County and submitted to the City of Vallejo Planning Division. If an in-person filing is required, such filing shall be completed by the applicant, unless directed otherwise by the Planning Division. NOTE: If the fees are not paid and the Notice of Exemption is not filed within five working days after approval of the project, it will extend time frames for California Environmental Quality Act (CEQA) legal challenges.
10. Obtain an inspection from the Planning Division prior to occupancy/final building inspection. All inspections require a minimum 24-hour notice. Occupancy permits shall not be granted until all construction and landscaping are completed and finalized in accordance with the approved plans and required conditions of approval or a bond has been posted to cover all costs of the unfinished work as agreed to by the Planning and Development Services Director.
11. Applicant shall indemnify, hold harmless, and defend City, its officers, officials, directors, employees, agents, volunteers and affiliates and each of them from any and all claims, demands, causes of action, damages, costs, expenses, actual attorney's fees, applicant's fees, expert fees, losses or liability, in law or in equity, of every kind and nature whatsoever arising out of or in connection with Applicant's operations, or any subcontractor's operations, to be performed under this agreement for Applicant's or subcontractor's tort negligence including active or passive, or strict negligence, including but not limited to personal injury including, but not limited to bodily injury,

emotional injury, sickness or disease, or death to persons and/or damage to property of anyone, including loss of use thereof, caused or alleged to be caused by any act or omission of Applicant, or any subcontractor, or anyone directly or indirectly employed by any of them or anyone for the full period of time allowed by the law, regardless to any limitation by insurance, with the exception of the sole negligence or willful misconduct of the City. No modification of the project, any application, permit, certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the Applicant's indemnity obligation.

B. BUILDING DIVISION

Steve Arnold | steve.arnold@cityofvallejo.net | (707) 648-4387

1. Plans and permits required for Building, mechanical, plumbing, and electrical work per California Code of Regulations, Title 24, and applicable City Ordinance in effect at the time of completed Building Permit application date and required fees paid at time of application.
2. Soils report will be required for foundation design plan review.

C. PUBLIC WORKS

James Paluck, PE | james.paluck@cityofvallejo.net | (707) 554-5902

Adherence to City of Vallejo Design Standards:

1. All public improvements shall be designed and constructed to current City of Vallejo Design Standards.
2. Existing public facilities damaged during the course of construction shall be repaired by the developer, at his sole expense, to the satisfaction of the City Engineer.

Demolition Plan:

3. The developer's Civil Engineer shall prepare a demolition plan for the project, which shall be submitted concurrent with the improvement plan package. The demolition plan shall address the following:
 - a. Demolition of onsite improvements, including buildings, parking lots, parking lot lights and planter islands.
 - b. Parking lot landscaping and irrigation
 - c. Tree and overgrown shrub removals
 - d. Fencing to be removed and fencing to remain
 - e. Any items to be saved in place and or protected, such as trees water meters, sewer cleanouts, drainage inlets or backflow prevention devices.

Geotechnical Investigation:

4. The developer shall retain a registered Geotechnical Engineer to conduct a Geotechnical Investigation of the project area. Two copies of the project Geotechnical Report shall be submitted to the Public Works Department prior to submittal of Construction Plans. The Geotechnical Report shall include details and recommendations regarding the following:
 - a. Geologic Hazards
 - b. Grading Limitations and Requirements
 - c. Foundation Design
 - d. Settlement
 - e. Retaining Wall Design as Required
 - f. Parking Lot Pavement Sections

Grading:

5. A grading plan shall be prepared by the developer's Civil Engineer and approved by the City Engineer. The following information shall be shown on the Grading Plan:
 - a. Existing contours, landscaping, fences, buildings, or other improvements
 - b. Existing trees to be saved in place or removed
 - c. Furnish all necessary details to clearly convey recommendations outlined in the project geotechnical investigation
 - d. Cut/Fill interfaces and limits of grading
 - e. Limits of existing geologic hazards as identified by the Geotech. Engineer
 - f. Lot boundaries and road rights-of-way
 - g. Proposed pad elevations, finished contours and lot grading details
 - h. Top of curb elevations
 - i. Perimeter cross-sections along all sides of the project to show the proposed project's interface with abutting properties and streets
 - j. Plan view of proposed drainage facilities including storm drains, catch basins, manholes and underdrains
 - k. Parking lot surface drainage, pavement grades, ridge lines, etc.
6. Grading and drainage shall be designed so that surplus drainage (above and beyond that of the 15-year storm) not collected in site catch basins, is directed overland so as not to jeopardize existing or proposed buildings with flooding.
7. The Project Engineer shall coordinate grading design closely with the project Geotechnical Engineer. Specifically, the Geotechnical Engineer shall be consulted to evaluate and address issues related to:
 - a. Geologic Hazards
 - b. Retaining Wall Design Parameters
 - c. Parking Lot Pavement Sections
8. Slope grading shall comply with the Geotechnical Report. Slopes steeper than 3H:1V shall not be allowed in the public right-of-way. Slopes steeper than 2H:1V shall not be allowed on-site.
9. Retaining walls over 18 inches tall shall be concrete or masonry. Retaining walls over 4 feet tall shall be designed by a Civil or Structural Engineer.

Stormwater Quality:

10. The project shall comply with the requirements of the most current National Pollutant Discharge Elimination System (NPDES) permit issued to the City of Vallejo, which incorporates Low Impact Development (LID) Best Management Practices in the overall design to address the issue of ongoing post-construction stormwater quality for the project site. Examples of LID treatment measures include bio-retention, harvesting and reuse, infiltration, and evapo-transpiration.
11. The developer shall prepare a Storm Water Control Plan and Report for the project, consistent with the City of Vallejo requirements. Please refer to the Stormwater C.3 Guidebook prepared by the Contra Costa Clean Water Program.
12. All stormwater treatment measures shall be adequately operated and maintained. To ensure operation and maintenance of stormwater treatment measures, the property owner shall enter into a Stormwater Treatment Measures Maintenance Agreement with the City. This agreement shall be signed by the property owner and submitted to the Department of Public Works prior to the issuance of the building permit. It is included in the document entitled "Storm Water Requirements for Development Projects- Packet for Project Applicants."

Erosion Control:

13. An erosion and sedimentation control plan shall be included and prepared by the developer's Civil Engineer. The erosion control plan shall include protection measures such as: sedimentation basins, check dams, straw wattles and hydroseeding details.
14. The applicant shall obtain all necessary permits for storm water discharges, including but not limited to the State Water Resources Control Board Construction General Permit. Applicants whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, shall obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (State Water Resources Control Board Construction General Permit, 99-08-DWQ). Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility.
15. The applicant shall be responsible for developing and implementing a Storm Water Pollution Prevention Plan which shall be reviewed and approved by the City of Vallejo.

Trash Enclosure and Recycling:

16. The location of trash enclosures shall be shown on the improvement plans. Drive aisle pavement sections between driveways and trash enclosures shall be designed to accommodate garbage truck traffic. There shall be a concrete slab that extends 10 feet from the front of the enclosure and shall be a minimum of 6" of reinforced concrete over 6" of Class II aggregate base compacted to 95%.

Landscaping:

17. The project architect and engineer shall coordinate design closely with the project landscape designer. Specifically, they shall consult the landscape designer to evaluate and address issues related to:
 - a. Fencing/wall layout and details
 - b. Locations and sizes for irrigation services
 - c. Sight distance constraints for fencing and landscaping
 - d. Depth of cover and tree setbacks over water, sewer and storm drain lines in landscape areas
18. Landscaping plans shall be prepared by a registered Landscape Architect and City- maintained landscaping shall be designed per City standards. Landscaping and irrigation plans shall be designed to comply with the City's Water Efficient Landscaping Ordinance. Use of turf and other water intensive landscaping shall be minimized.

D. Water

Kent Carothers | kent.carothers@cityofvallejo.net | (707) 648-4309

1. CODE REQUIREMENTS. All code requirements as stated in Title 11 of the Vallejo Municipal Code (VMC) and Vallejo Standard Specifications and Standard Drawings adopted in 2011 (VSSSD) that apply to this project shall be conformed to. The project is being made aware of codes that require extra attention by the following items.
 - a. WATER SYSTEM PLANS (VSSSD Section 4.1). All water system improvements shall be consistent with the latest Vallejo Water System Master Plan, prepared by Kennedy/Jenks Engineers. Prior to Improvement plan approval and building permit issuance, water system improvement plans shall be submitted to the Water Department for review and approval, and shall contain at least:
 - i. Location and size of fire sprinkler service connection(s).
 - ii. Location and size of existing and proposed domestic service connection(s).
 - iii. Location and size of irrigation service connection(s), if any.

- iv. Location of fire hydrants.
 - v. Location of structures with respect to existing public water system improvements, such as mains, meters, etc.
 - vi. Location and size of any new water mains.
 - vii. Location and size of backflow prevention devices (required on water service connections to irrigation systems, certain commercial water users, and to commercial fire sprinkler systems, per City Ordinance 922 N.C. (2d).
- b. FIRE FLOW REQUIREMENTS (VSSSD Section 4.1). Fire flow requirements of the Fire department shall be complied with. Fire flow at no less than 25 psi residual pressure shall be available within 1,000 feet of any structure. One half of the fire flow shall be available within 300 feet of any structure.
- i. For single family residential units, the fire flow is 1,500 gpm.
 - ii. For other developments, see the Vallejo Water System Master Plan, 2015, prepared by Kennedy Jenks.
- c. HYDRAULIC CALCULATIONS (VSSSD Section 4.1). Prior to Improvement Plan and building permit issuance, hydraulic calculations shall be submitted to the Water Director demonstrating that the fire flow requirements are complied with.
- d. FIRE PROTECTION SYSTEMS (VSSSD Section 4.1). Fire hydrant placement and fire sprinkler system installation, if any, shall meet the requirements of the Fire Department. For combined water and fire services, the requirements of both the Fire Department and the Vallejo Water System Master Plan, with latest revisions, shall be satisfied.
- e. WATER EASEMENTS (VSSSD Section 4.1). Easements shall be granted for all water system improvements installed outside the public right-of-way in the City's Standard Form for Grant of Water Line Easement with the following widths:
- i. 15 ft. wide (minimum) for water mains.
 - ii. 10 ft. wide (minimum) for fire hydrants, water meters, backflow preventers, double detector check valves, etc.
 - iii. Other facilities will be reviewed by the Water Department.
- f. WATER METERS (VMC 11.04.110 and 11.16.090). Each parcel shall be metered separately and shall have a separate fire sprinkler service connection.
- g. WATER SERVICE BONDS AND FEES (VMC Sections 11.16, 11.18, 11.20 and 11.24). Water service shall be provided by the City of Vallejo following completion of the required water system improvements and payment of applicable fees. Performance and payment bonds shall be provided to the City of Vallejo prior to construction of water system improvements. Fees include those fees specified in the Vallejo Municipal Code including connection and elevated storage fees, etc., and fees for tapping, tie-ins, inspections, disinfection, construction water, and other services provided by the city with respect to the water system improvements. The Water Department may be contacted for a description of applicable fees. These fees must be paid prior to issuance of the building permit.

2. CONDITIONS OF APPROVAL

- a. Apply and pay for Fire Flow Test with the Water Department to determine operation of sprinkler system and final service size.
- b. Provide water meter and service sizing calculations per most recent California Plumbing Code, include a water fixture count table.

- c. As of January 1, 2011, all new residential construction will require fire sprinklers to be installed per the 2010 California Residential Code. Therefore, a NFPA 13 D automatic fire sprinkler system with a minimum 1" Tap and Meter Set is required.
- d. As of January 1, 2018, all units in multi-family, commercial, or combination thereof, buildings shall be individually metered (if existing plumbing allows or is re-configured) by the City, additional meters at the owner/applicant's expense; or, master metered by the City, and sub-metered by the property owner, with approved/certified meters. Per California Senate Bill 7 (SB7).
- e. A reduced pressure backflow device at the water meter is not required for a Residential Multipurpose Piping Sprinkler System unless one of the following is present: swimming pool, spa, hot tub, gray water irrigation system, sewage ejector pump, solar water heating system, ethylene, or propylene glycol system, well or any other cross-connections.
- f. WATER SYSTEM INSTALLATION. Prior to occupancy or final building inspection, install water system improvements as required. Backflow device/s where required shall be installed in areas hidden from public view and/or shall be mitigated by landscaping.
- g. ESTIMATE OF FEES: Until Building Plans, Water Meter Data Card and Fire Flow Test results are submitted.

E. Fire Prevention

Vincent Sproete | vincent.sproete@cityofvallejo.net | (707) 648 – 4566

- 1. Approved address numbers shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall clearly contrast with their background. The characters shall be a minimum of 4" high with a 1/2" stroke. The size of the building and distance or location of the address numbers from the roadway may necessitate larger number
- 2. The contractor shall be responsible for clearing vegetation around fire hydrants.
- 3. If the Tenant Improvements require modification of an automatic fire sprinkler system, a permit is required from the Fire Department prior to any such work being completed.
- 4. If applicable, modifications to the Fire Alarm system require a permit from the Fire Department prior to the work being completed.
- 5. All compressed gas cylinders shall be adequately secured to prevent falling or being knocked over. Fasteners used to secure cylinders shall be of non-combustible material.
- 6. Rooms or areas containing controls for HVAC systems, electrical panels, automatic fire extinguishing systems, fire alarm equipment or other detection, suppression or control elements shall be identified with appropriate signs.
- 7. The minimum fire-extinguisher requirement shall be one 2A-10BC rated portable unit in such locations so that maximum floor-travel distance does not exceed 75' to the nearest extinguisher from any portion of the building with a maximum of 3,000 square feet of floor area surveyed. Plan submittal shall include the proposed location of extinguishers. Final location shall be approved in the field by the Fire Department.
- 8. All fire extinguishers shall be mounted in a conspicuous and readily accessible location either on a bracket or within an approved storage cabinet. Fire extinguishers shall be mounted so the top of the unit is 3 feet to 5 feet off the finished floor. If the extinguisher is not readily visible, a sign shall

be located directly above the extinguisher. The sign shall be legible and of a contrasting color with its background.

9. All buildings shall comply with the California Building Code, Chapter 10 Means of Egress requirements. Including but not limited to; exit signs, exit doors, exit hardware and exit illumination.
10. Locking devices on exit doors shall conform to the California Building Code. Only one lock or latch requiring one motion/operation to open/unlock is required. No double keyed dead-bolts are permitted on exit doors.
11. Maintain the width of the exit system; tables, chairs, merchandise storage systems and other devices shall not obstruct the means of egress along the path of exit travel based on the cumulative occupant load served. Maintain clear access to all exits.
12. A final inspection from the Fire Prevention Division is required.

F. VALLEJO FLOOD AND WASTEWATER DISTRICT

Gus Silva | gussilva@vallejowastewater.org | (707) 644-8949 ext. 1306

1. Need a utility site plan showing location of sewer lateral, a District Cleanout near the public-right-of-way, and a two-way cleanout near the building.
2. Trash enclosure to have a cover per City standards. If trash enclosure area has a hose bib and a drain, grease interceptor shall be installed.
3. Applicant to submit a pretreatment questionnaire. Applicant may need to get sewer encroachment permit and shall pay applicable fees.